Sidwell

Davidson County DEEDWARR
Recvd: 09/01/06 11:09 3 pgs
Fees:18.00 Taxes:723.35
20060901-0108279

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of August, 2006.

Notary Public

My Commission Expires: 11/8/08

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
CLAYTON B. TATE AND KENNETH L. TATE, JR.

4706 Trousdale Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

146-04-48.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA A. SOUTH** hereinafter referred to as Grantors, hereby transfers and conveys to **CLAYTON B. TATE AND KENNETH L. TATE, JR.,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 711 on the Plan of Caldwell Hall Section XII, as of record in Book 3300, page 57, Register's Office for Davidson County, Tennessee.

Beginning in the north margin of Richmar Drive at the corner of Lots No. 711 and 712; thence westerly with said drive, around a slight curve 130 feet to a monument; thence northerly around a curve, 39.27 feet to a monument in the east margin of Trousdale Drive; Thence north with said drive 110 feet to a corner of Lots No. 710 and 711, thence east with the line of said lots 107.45 feet to a monument at the corner of lots No. 711, 712, and 710; thence southerly with the line between lots No. 711 and 712, 118.9 feet to the point of beginning.

Included in the above description but expressly excluded therefrom is the following:

Beginning at a point in the east existing right of way line of Trousdale Drive, said point being the common property line between Evelyn Hudson Smith and the Grantors herein and located 30.14 feet left of Trousdale Drive survey centerline station 203+80.10; thence with said common property line south 83 degrees 25 minutes 54 seconds East a distance of 6 feet, more or less, to a point located 36 feet, more or less, left of survey centerline 203+80, more or less, said point being the East proposed right of way line; thence with proposed right of way line South 06 degrees 43 minutes 10 seconds West a distance of 100 feet, more or less, to a point located 35.99 feet left of survey centerline station 204+81.00. Thence continuing with said proposed right of way line southeasterly with a curve to the left having a radius of 28 feet an arc distance of 45.73 feet to a point located 65.73 feet left of Trousdale Drive Survey centerline station 205+08.96, thence continuing with said proposed right of way line southeasterly a distance of 25 feet, more or less, to a point located 25 feet right of Richmar Drive survey centerline station 4+61. Said point being on the North existing right of way line of Richmar Drive, Thence with said existing right of way line with a curve to the right having a radius of 338.41 feet an arc distance of 37 feet, more or less, to a point located 54 feet, more or less, left of Trousdale Drive survey centerline station 205+14, more or less, thence continuing with said existing right of way line northwesterly with a curve to the right having a radius of 25.00 feet an arc distance of 39.27 feet to a point located 30.10 feet left of Trousdale Drive survey centerline Station 204+90.10; thence continuing with said existing right of way North 06 degrees 34 minutes 06 seconds east a distance of 110.00 feet to the point of beginning and containing 1,089 square feet, more or less.

Being the same property conveyed to Lisa A. South by warranty deed from John A. Hudson of record in Instrument #20040225-0021166, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 3300, Page 57, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4706 Trousdale Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of August, 2006.

Lisa A. South

Lisa A. South

260800896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lisa A. South the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2006.

Notary Public

My Commission Expires: Mar 20, 2010

SANDRA LISKA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY